



Plot 38 Ixworth Road, Bury St Edmunds

Guide Price £325,000

THE
M&G
PARTNERSHIP



Plot 38 Ixworth Road

Bury St Edmunds

- Desirable Three Bedroom Semi-Detached
- South Facing Garden
- Allocated Parking
- En-Suite, Family Bathroom & Cloakroom
- Fitted Wardrobes In Bedroom One
- Additional Utility Room
- NHBC Warranty
- Exclusive Schemes & Offers Available

Stunning **Persimmon Homes** Showhome, Benefitting From Multiple Upgrades Throughout!

A beautifully presented new-build home, situated within the highly regarded Hakewill Mews development on the edge of the sought-after village of Thurston. Offering stylish, energy-efficient and low-maintenance accommodation, the property is ideal for first-time buyers, families or those seeking an easy move in a well-served village setting.

The ground floor includes a sizeable entrance hall, cloakroom, large dual-aspect lounge with doors to the garden and an impressive upgraded kitchen/diner with integrated appliances, breakfast bar and enhanced finishes, together with a useful utility room. Upstairs are three bedrooms, two with fitted storage, including a principal bedroom with en suite shower room, plus a family bathroom. Thurston offers excellent amenities, schooling, countryside walks and strong road and rail links.



Hallway

6' 8" x 5' 2" (2.02m x 1.58m)

Kitchen / diner

18' 8" x 9' 10" (5.69m x 2.99m)

Utility

7' 1" x 6' 9" (2.17m x 2.07m)

Cloakroom

5' 9" x 4' 9" (1.75m x 1.44m)

Living Room

18' 8" x 10' 2" (5.69m x 3.10m)

Landing

9' 10" x 8' 9" (3.00m x 2.67m)

Bedroom 1

10' 4" x 9' 5" (3.15m x 2.87m)

En-suite

6' 7" x 6' 0" (2.01m x 1.84m)

Bedroom 2

13' 8" x 9' 8" (4.17m x 2.94m)

Bedroom 3

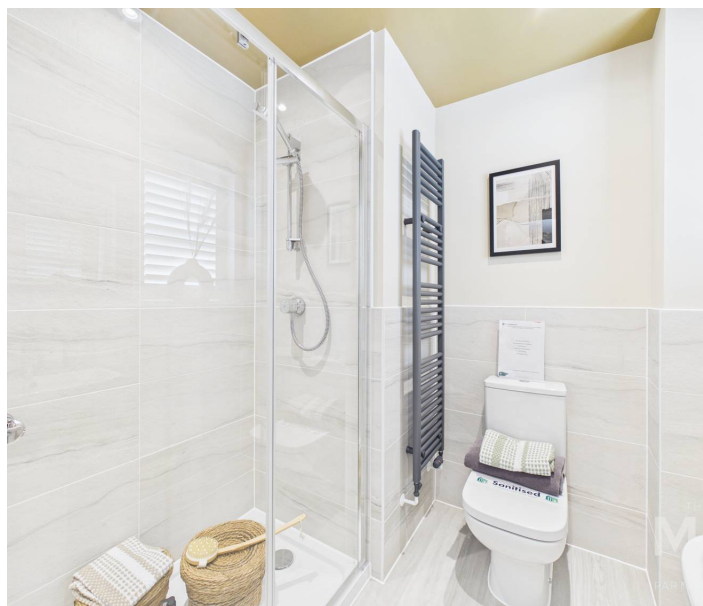
10' 3" x 8' 10" (3.12m x 2.69m)

Bathroom

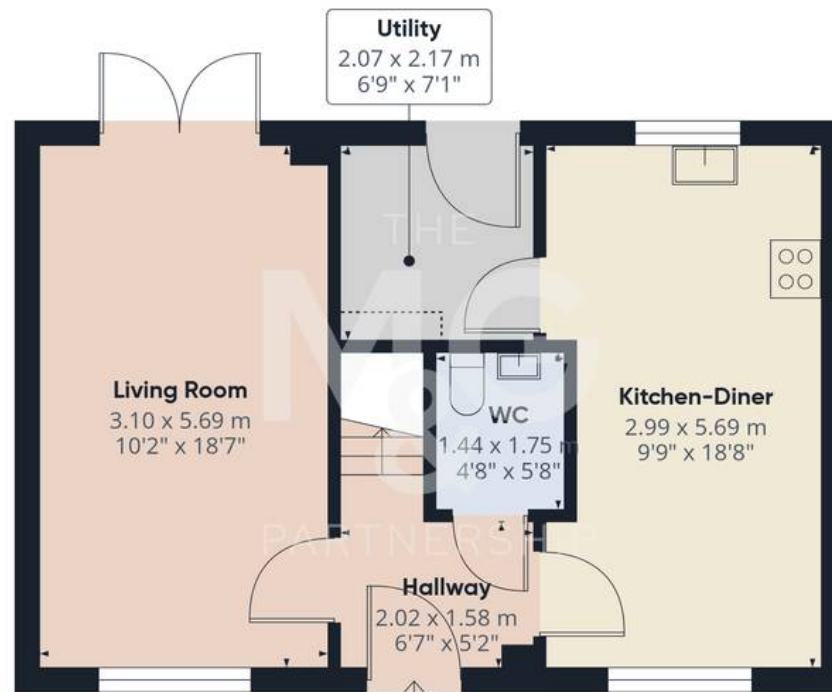
6' 9" x 6' 2" (2.07m x 1.87m)

Outside

The mostly laid to lawn, south-west facing rear garden is bathed in natural light and provides access to the allocated parking.



Interested? Call Us On
01284 755526





For more details about this property, or any of the many superb homes we currently have available, please get in touch.

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